



## Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge  
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Ryan L. Holcomb, AICP  
Planning Director

April 6, 2022

TO: Historic Preservation Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*

FROM: Collin Lindrew, Planner II *CL*

SUBJECT: **HPC-19-21** 634 North 7<sup>th</sup> Street

Application Summary			
Applicant	Reggie Meade	Submittal Date	September 24, 2021
Site Area	± 3,400 sf		
Location	East side of North 7 <sup>th</sup> Street, north of North Street (Council District 10-Coleman)		
HPC Meeting Date	April 13, 2022		
Request			
Proposed Action	New construction		
Site Characteristics			
Historic District	Spanish Town		
Historic Information	c. 1906; Contributing historic element (adjacent house on lot)		
Existing Zoning	Transition (B1)		
Existing Use	Medium density residential (adjacent house on lot)		
Findings			
Staff certifies that the proposed secondary structure is compatible with the Spanish Town Design Guidelines			

### Case History – Site

- Case was reintroduced to the HPC on February 9, 2022
  - HPC deferred the case for 60 days to give the applicant time to revise drawings
- Case was introduced to the HPC on November 10, 2021
  - HPC deferred the case for 90 days to give the applicant time to revise drawings and meet with a subcommittee of HPC members
    - Applicant met with subcommittee of HPC members on January 19, 2022
- **HPC-15-21** for the installation of exterior porch fans, lights, and mailboxes
  - Approved by the HPC on October 7, 2021
- **HPC-5-21** for the removal of a tree over 18" DBH
  - Approved by the HPC on April 6, 2021

### Case History – Area

- **HPC-13-17** 851 North 6<sup>th</sup> Street, for new construction
  - Approved by the HPC on December 22, 2017

### Spanish Town Historic District Design Guidelines Compatibility (Secondary Buildings – New Construction)

- New secondary buildings should be located at the rear of the lot, respecting the traditional relationship of such buildings to the primary structure and the site.
  - *Proposed secondary structure is to the side of the primary structure, set back further from the street than the primary structure.*
- New secondary buildings should take design cues from the primary structure on the site, but should be subordinate to it in terms of massing and size.
  - *Proposed secondary structure has wood siding, wood railing, two-over-two windows, and a combined hip and gable roof. All are consistent with the primary structure.*
  - *Proposed secondary structure has two first-story garages with wood siding and wood doors. This is inconsistent with the primary structure.*
  - *The massing of the proposed secondary structure is visually subordinate from the street.*
- Roof form and pitch should be compatible to the primary structure.
  - *The primary structure has a box gabled roof in the front, which intersects with a hipped roof. The proposed secondary structure has an open gable with a hipped front porch. The proposed secondary structure has a roof pitch that appears to be consistent with the primary structure.*
- Materials for new secondary buildings should be compatible with those found on the primary structure and in the district.
  - *Proposed secondary structure has wood siding with hardie trim, wood railing, and asphalt shingles. All are consistent with the primary structure.*
- Two story secondary buildings are not permitted if the primary building is only one story. This includes, but is not limited to garages, carports, workshops, storage sheds, boat houses, and playhouses.
  - *Primary structure is two stories.*

### Regulatory Issues

- Spanish Town Design Guidelines are not regulations, but factors the HPC should consider in determining whether to grant any COA
- Revised drawings are consistent with the building yard requirements, see chart below:

Setbacks				
Yards	B1 Zoning	Spanish Town (Front and Side only)	Proposed	Meets Requirement
Front		10 ft	10 ft	Yes
Side		6 ft	6 ft	Yes
Rear	20 ft		20 ft	Yes

### Community Outreach/Notification

- Subject property posted on October 21, 2021
- Legal advertisement published in the Advocate on October 29, 2021
- Public Notification Cards mailed to property owners within 300 foot radius on October 29, 2021
- Staff reports available online on April 6, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/11>

### Findings

Staff certifies that the proposed secondary structure is compatible with the Spanish Town Design Guidelines



### Legend



Current Case



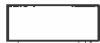
Previous Relevant Cases



Notified of Public Hearing



Zoning Graphic



Lot Graphic



Special Flood Hazard Area

A1

Zoning Labels



# HPC-19-21

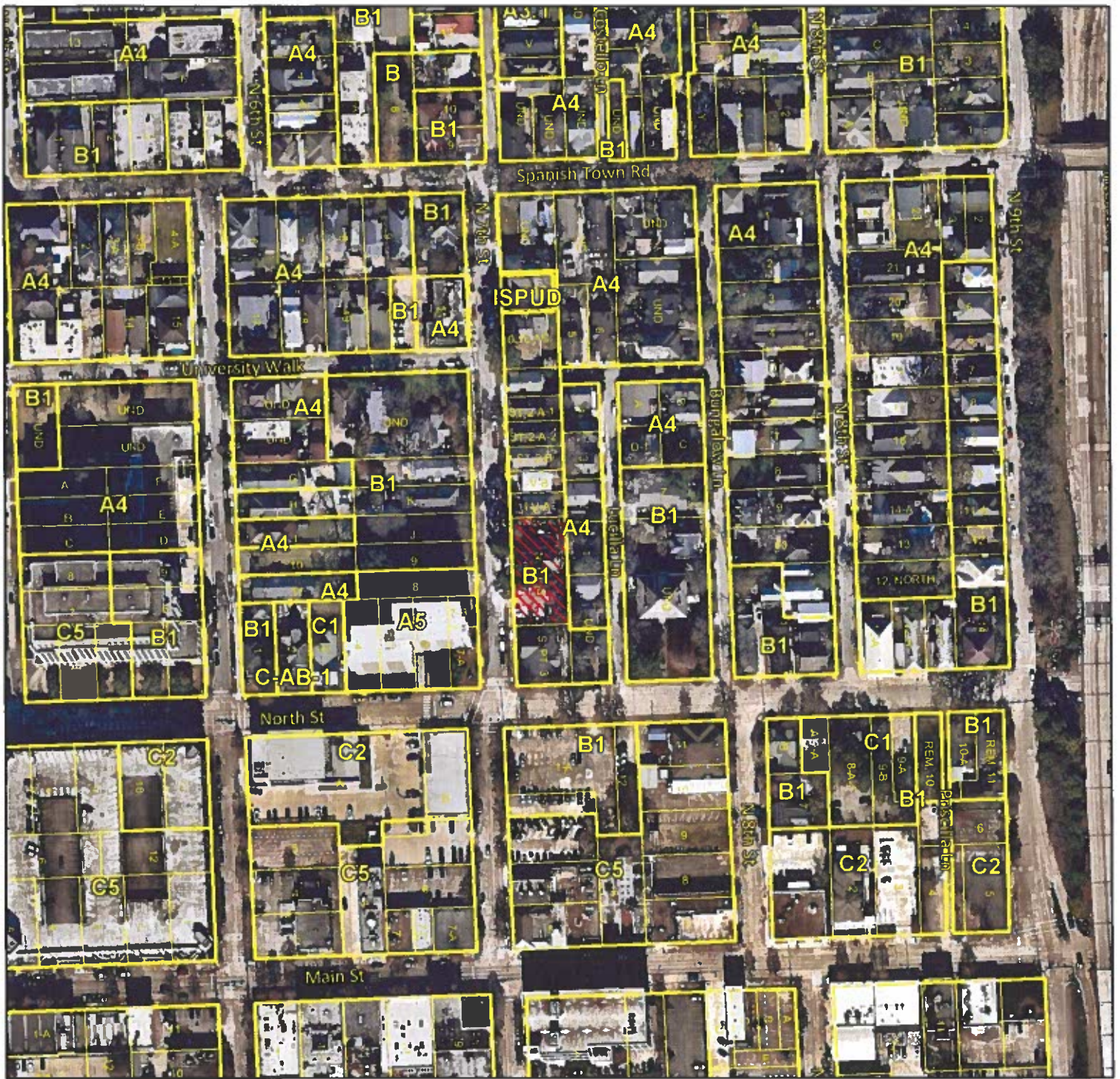


0 100 200 300 400 ft






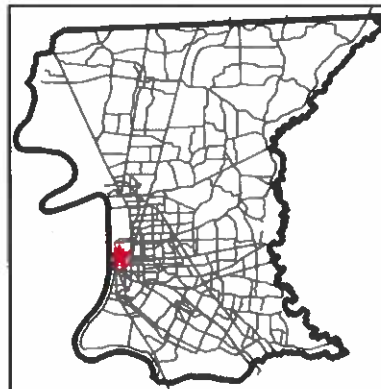
**CITY OF BATON ROUGE**  
PARISH OF EAST BATON ROUGE  
PLANNING COMMISSION






**Legend**

-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



**HPC-19-21**

 N

0 100 200 300 400 ft



**CITY OF BATON ROUGE**  
PARISH OF EAST BATON ROUGE  
PLANNING COMMISSION



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Building Inventory, Baton Rouge, Louisiana

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Photograph:



Building Address: 634 N. 7<sup>th</sup> St., the Kahn House

Map/Parcel:

Listed on National Register? no

In N.R. Historic District? Yes

Date: 1906 (John Sykes, personal communication)

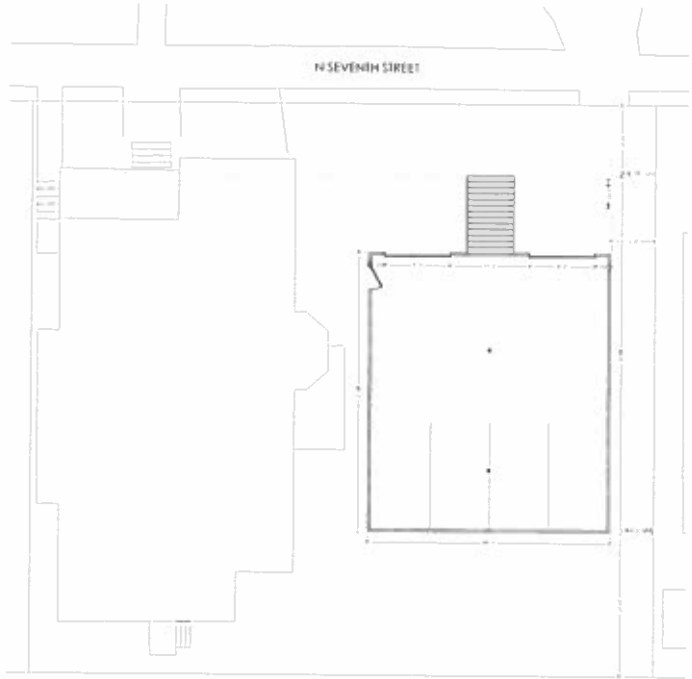
Photo/Map Sources: photo by Bill Good

Date of Survey: Jan. 8, 2008

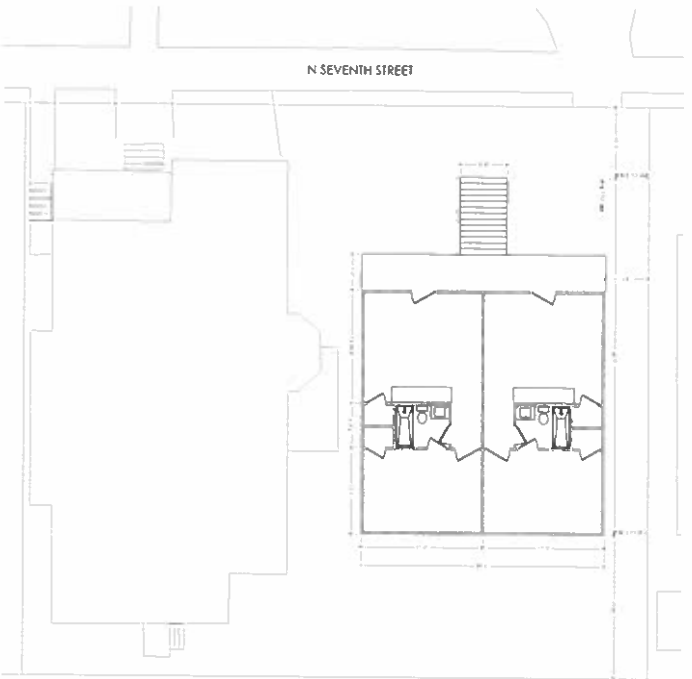
Surveyor: Bill Good

Historic Information:

Contributing Historic Element..



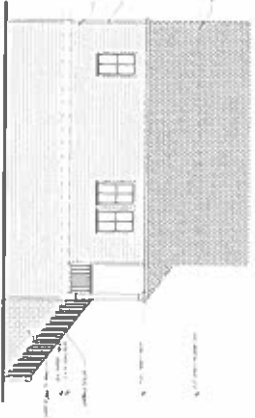
1 PROPOSED 1ST FLOOR PLAN



2 PROPOSED 2ND FLOOR PLAN



3 10/12 ROOF PITCH FRONT ELEVATION OPTION 1



4 10/12 ROOF PITCH FRONT ELEVATION OPTION 2



**MKRED**

634 N SEVENTH ST  
BATON ROUGE, LA 70802

634-2022

2/9/2022

SCHEMATIC

PROPOSED FLOOR  
PLAN AND  
ELEVATION  
OPTIONS

**A1**

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